

REFERENCE: 10/00687/FUL

SITE: 2 Dunalley Parade

PROPOSAL: Conversion of existing garage/storage building and first floor and rear extensions to form a new single dwelling unit

RECOMMENDATION: Permit

4 Consultation Responses

Highways

*This proposal will result in the loss of an existing garage parking space for 2 Dunalley Parade. Although this is not desirable it would be difficult to sustain a refusal reason on this basis, due to the availability of on street parking, the accessible nature of the site and the maximum parking standards currently in place. There is likely to be an increase in pedestrian use of the private driveway, however I am unsure exactly what this driveway serves or what uses are permitted along it. As this private driveway lacks footways there may be a public safety issue, however as this is away from the public highway, I will leave you to consider this matter. Parking for the proposed dwelling may take place along the private driveway, however this will replace the garage use for the existing dwelling, therefore there should not be an increase in vehicular use along the private driveway. Therefore, **I recommend that no highway objection be raised to this application, subject to the following condition being attached to any permission granted:***

Prior to first occupation of the proposed dwelling, secured and covered cycle storage and parking facilities for 1 bicycle shall be provided within the curtilage of the site and such provision shall be permanently retained and maintained thereafter.

Reason: To ensure that adequate cycle storage facilities are provided in line with the Governments declared aims towards sustainable modes of travel